

Marin's Model Reach Code Policy Summary

v2 ([v1 Published 9/1/2022](#))

Existing Single-Family Residential Building Renovations

| Proposed Policy Description | Proposed Qualified/Covered Project | Notes |
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| Key Energy Policy Components | | |
| <p><u>Performance Pathway: Flexible Measures Compliance Tool</u> Choose AND/OR mandate from a combination of energy efficiency, solar, electric readiness, and electrification measures from a comprehensive menu that achieves a minimum Target Score that is based on energy use savings</p> <ol style="list-style-type: none"> 1. Offers flexible choice AND mandates low cost options such as lighting and electric readiness 2. Saves Energy and GHGs 3. Must be proven cost effective | <p>For existing Single Family Homes: One- and Two Family Homes, Townhomes with Private Garages permitted for construction before 12/31/2010, modifying 750 square feet (sf) or larger of conditioned space</p> <p>(Projects less than 750 square feet and/or projects permitted for construction after 1/1/2011 are not required to comply)</p> | <ul style="list-style-type: none"> ● The Flexible Pathways Compliance Tool is the key feature for this policy as developed and supported by the California Reach Codes Program. It is an online tool to help policy makers develop a flexible way for project applicants to implement energy efficiency and electrification measures based on cost-effectiveness studies. For applicants it boils compliance down to a point system. ● The County has created tables for all jurisdictions ● Cost-effectiveness studies and flexible pathway created for building's older than 2010 because the years >2011 is where the State standards improved dramatically ● 1,200 is the max square footage of what is deemed an ADU by State law. Previous code for County, San Anselmo, and Mill Valley during 2019 code cycle includes 1,200 sq.ft. threshold. The way the code was written used square footage to effectively exempt ADUs. ● 750 sf is a threshold dating back to the 2016 code cycle. ● There is a real tension between housing production and climate goals across the county. One of |

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| | | <p>the main ways to increase production is through advancing development of attached ADUs.</p> <ul style="list-style-type: none"> Hence, added attached ADUs over 750 sq.ft that adds a unit(s) of housing are exempt. Existing ADUs that are remodeled are NOT exempt because they don't add new housing |
| <p><u>Electric Readiness/Future Proofing</u> Panel/subpanel upgrade (typically 200 amps) to accommodate future electrification of all appliances in the residence</p> <ul style="list-style-type: none"> Anticipation for electrical demand of heat pumps, induction stoves, and/or EV Charging infrastructure | <ul style="list-style-type: none"> Mandatory for all projects 750 square feet or larger and for Kitchen remodels and/or laundry remodels, and/or panel upgrades | <ul style="list-style-type: none"> Electric Readiness (ER) measures are needed to prepare for the very near future of electrification and a low carbon future ER doesn't need to be proven cost effective because not an energy efficiency measure, but, still, studies have shown it can especially be cost-effective to install in buildings constructed prior to 1992 |
| <p><u>Cumulative remodels</u></p> | <p>Over any three-year period shall be considered as a single covered project, and subject to the highest compliance threshold based on the cumulative project size or valuation</p> | <p>N/A</p> |
| <p>Exceptions/Exemptions</p> | | |
| <p><u>Hardship/Infeasibility Exemptions or Waiver</u> Exemption to projects outside the projects scope and budget.</p> <p>The Burden of Proof is on project applicant.</p> <p>Building official makes the determination.</p> <p>Building official can make adjustments to flexible path tools target scores if technical and economically infeasible</p> | <ol style="list-style-type: none"> Compliance disproportionate to overall project cost, OR Installation of all-electric would create a life safety risk to occupants | <p>N/A</p> |
| <p><u>Attached ADUs and JADUs</u> Remodeling your space and creating a new unit of housing for independent living</p> | <p>All attached that are creating a new unit</p> | <ul style="list-style-type: none"> Attached or Detached ADUs and JADUs are NOT exempt if it is being remodeled for owners living space not creating a new housing unit(s) |

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| <u>Mobile Homes, Manufactured Housing, or Factory-built housing</u> | All | N/A |
| <u>Income Qualification</u> | Based on CARE or FERA utility program for low-income renters or owner(s) of a property | <ul style="list-style-type: none">● At minimum still have to install one of the following measures:<ul style="list-style-type: none">○ Water Heating Package (insulate water heating unit and pipes), OR○ Air Seal all space conditioning ductwork |